

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for
Wednesday, September 15, 2021

Virtual & In-Person Meeting

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Chair: Sam Tressler, Vice-Chair: Craig Hicks, Secretary: Joel Rensberger, Carole Sepe, Michael Sowell.

Members Absent: Terry Bowie.

Staff Present: Kimberly Golden Brandt, Livable Frederick Director; Denis Superczynski, Livable Frederick Planning Manager; Tim Goodfellow, Livable Frederick Environmental Principal Planner II; John Dimitriou, Livable Frederick Principal Planner II; Anne Bradley, Land Preservation Program Administrator; Kathy Mitchell, Sr. Asst. County Attorney, Ashley Reed, Planning Technician; Mary Dolan, Administrative Specialist II.

The meeting was called to order at 9:06 a.m.

1. **PLEDGE OF ALLEGIANCE** – Sam Tressler
2. **ROLL CALL** – Sam Tressler
3. **FY-2022 MALPF EASEMENTS APPLICATIONS REVIEW – CONTINUED FROM 9/8/2021 MEETING**

Ms. Bradley presented additional information on applications #22-17 & #22-23 as requested by the commission at the 9/8/21 meeting.

Discussion ensued about the Middletown MALPF easement's consistency with the Livable Frederick Master Plan.

Mr. Hicks motioned that the Planning commission find application file number #22-17 & file number #22-23 to the Maryland Agriculture Land Preservation Foundation consistent with the Livable Frederick Master Plan. Ms. Sepe second.

Vote	4-1-1
For:	4 –Tressler, Hicks, Sepe, Sowell
Against:	1 - Rensberger
Absent:	1 - Bowie

4. **LIVABLE FREDERICK UPDATE – SUGARLOAF AREA PLAN DRAFT**

Ms. Brandt gave some updates of the schedule for the October 13th meeting. There will be four Development Review items presented in the morning, and the second Sugarloaf workshop in the afternoon. She asked for the meeting to start at 9:00 am. If needed an additional workshop would be scheduled on October 20th, 2021.

Ms. Brandt reviewed the packet given to the Commission. There is a list of edits, comments from both open houses and emails from residents, and letters from attorney for Stronghold, Inc., and the Maryland Planning Department. She also noted a summary from an Archeologist on the advisory group.

The plan was then presented by Mr. Goodfellow, Ms. Brandt and Mr. Superczynski. The draft was presented by chapters. There was discussion about transparency. Mr. Goodfellow began with Chapter 1 and discussion of the boundary of the Sugarloaf area plan. Discussion ensued about the "cut-out" area west of I-270 and why the boundary was drawn as it was.

Further discussion entailed the transparency of the process. Also noted the need to focus on wildlife, water, forests and natural resources.

Motion by Mr. Rensberger – As a starting point for the Planning Commission to restore the entire eastern area boundary extending to the I-270 corridor and eliminate the cut-out. Mr. Hicks seconded.

<u>Vote</u>	<u>4-1-1</u>
For:	4 - Tressler, Hicks, Rensberger, Sowell
Against:	1 - Sepe
Absent:	1 – Bowie

Lunch Break – 12:30 p.m. Meeting resumed 1:20 p.m.

Members Present: Chair: Sam Tressler, Vice-Chair: Craig Hicks, Secretary; Joel Rensberger, Carole Sepe, Michael Sowell

Members Absent: Terry Bowie

Presentation continued of the Sugarloaf Draft Plan. There was discussion of Stronghold, Inc., the owner of Sugarloaf Mountain and their issues with "publicly accessible" verbiage in the draft plan per the letter from their attorney. There was discussion about the fact that it is not a public property but privately owned. Discussion of the signage, put up by MSHA noting it as a public park designation. Chapter 1, 2 and 3 were presented and discussed extensively. The Commission noted they would like to see initiatives and goals. Discussion of infrastructure, transportation, stormwater management and technology and that planning encompasses a lot of direct aspects.

Ms. Sepe motioned to remove the word national and public accessibility from the Sugarloaf Area Draft Plan. Mr. Hicks seconded.

<u>Vote</u>	<u>5-0-1</u>
For:	5 - Tressler, Hicks, Rensberger, Sepe, Sowell
Against:	0
Absent:	1 – Bowie

5. PUBLIC COMMENT

Ms. Brandt gave instructions for callers from the public. Calls from the public were received from 2:30 p.m. to 3:00 p.m. There were three recordings left and there were five live callers.

Motion to adjourn by Mr. Rensberger, second by Mr. Hicks.

<u>Vote</u>	<u>5-0-1</u>
For:	5 – Tressler, Hicks, Rensberger, Sepe, Sowell
Against:	0
Absent:	1 - Bowie

Meeting adjourned at 3:10 p.m.



Sam Tressler, Chair

10/13/21

Date